

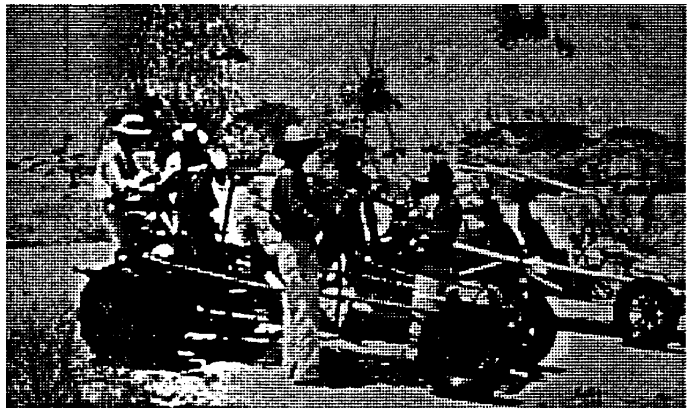
D. DESERT REGION

The Desert region is the largest of the three regions. This region includes a significant portion of the Mojave Desert and contains about 95% (19,236 square miles) of the land within San Bernardino County. The Desert is an assemblage of mountain ranges interspersed with long, broad valleys that often contain dry lakes. Many of these mountains rise from 1,000 to 4,000 feet above the valleys. Due to the persistent winds that blow throughout the year, large portions of the Desert surface have been modified into a mosaic of pebbles and stones known as desert pavement. A major physical resource of the Desert is the Mojave River, a critical water source for many of its residents. Among the few rivers that both flow north and do not empty into an ocean, the Mojave River travels north and east away from its watershed in the San Bernardino Mountains. The major part of its over 100-mile length is marked by a dry riverbed that only on occasion reveals the water within it. Except in exceedingly wet years, the Mojave River ends its flow at Soda Dry Lake near Baker. The Desert region is defined as including all of the unincorporated area of San Bernardino County lying north and east of the mountain area as herein defined.

Winter temperatures in some areas of the Desert range near zero, the cold oftentimes compounded by the wind-chill factor. In the summer, temperatures can reach as high as 120°F. in the lower elevations. The great valleys between mountain

*The desert is
widely used
as a
recreation
area
including
off-
road
vehicles;
Needles*

ranges experience very high temperatures, while the adjacent mountains often experience much cooler temperatures, particularly at their summits. Rainfall and humidity are low. With the possible exception of some of the higher elevations in the mountains, precipitation throughout the Desert is less than four inches per year, usually of short duration and high intensity. The resulting flash floods rapidly modify the terrain that is exposed to the erosive surface runoff. Unusually heavy or persistent rains have caused the temporary filling of a number of dry lakes until the surface water evaporates or infiltrates the soil.



The sparse vegetation in the Desert is represented by brush and scrub of the Sage and Creosote types and woodlands of Pinon-Juniper and Joshua Trees. In some of the more remote ranges in the eastern Mojave, Pine Forest remnants of the ancient Pleistocene Age are found.

Since 1975, the Desert Region has been experiencing a rapid rate of development. The deterioration of air quality in the basin, congestion and skyrocketing land costs

in the coastal portion of Southern California is making the Desert a more attractive place to live and work. In recent years, a great percentage of retirement age people have moved to the Desert, attracted by its relatively clean air, natural beauty and lower cost of living. About one-fourth of the growth experienced was in the incorporated cities of Adelanto, Apple Valley, Barstow, Hesperia, Needles, Twentynine Palms and Victorville. The remaining three-fourths of the growth occurred in the unincorporated desert areas primarily along major highway transportation routes, the Colorado River and in special "retirement communities."

Because of the Desert's openness and natural environment, the region has become an important recreation and economic resource for the County, Southern California and the State. Recreation and scenic areas include Death Valley, Joshua Tree National Monument, the restored ghost town of Calico, as well as much of the Desert itself. Recreation opportunities (primarily off-road vehicle activities and camping) draw many visitors whose spending helps the economy, although often causing negative impacts to the environment. Interstate and regional railroads and highways are the major generators of new dollars. Industry is finding that the confluence of these transportation facilities in the Desert make it a superior distribution center to serve the Southern California market, as well as much of the State. Refined limestone, saline compounds and certain rare earth minerals are also of economic importance, while beef, milk, feed, eggs and poultry are significant agricultural products.

Defense training and testing is another type of activity which aids the desert economy. George Air Force Base near Adelanto and Victorville, Fort Irwin (proposed as the U.S. Army National Training Center), the Marine Corps Supply and Logistics Center near Barstow and the Marine Corps Air-Ground Combat Center at Twentynine Palms are the principal military reservations in this region. Goldstone Deep Space Tracking Station and other NASA installations are also located near Barstow.

Because of the enormous size of the Desert region, the region is divided into five sub-regional planning areas. These are Baker, Barstow, Victorville, Twentynine Palms and Lower Colorado River. The boundaries of these sub-regional planning areas are coterminous with the boundaries of the five Regional Statistical Areas (RSAs) for the Desert (RSAs 31, 32A, 32B, 33 and 34).

Desert Policies/Actions

Natural Resources

Open Space/Recreation/Scenic

- Because the climate, soils and natural resources of the Desert region impose special restrictions on the establishment of uses involving agriculture or resource extraction, the County shall implement the following policies:
 - The County shall exclude forestry uses from all land use districts in the Desert region.
 - The County shall work with the Bureau of Land Management or other appropriate agencies to ensure that any mining operations in or near Deep Creek or other important creeks or habitat areas are designed so as to minimize damage to natural resources.
- No development of any kind, including resource extraction, shall be approved which would destroy or seriously diminish the visual quality of existing sand dunes.
- Develop private inholdings within Wilderness Study areas in the California Desert Conservation planning area only, in compliance with the stipulations of the Federal Land Management Policies Act, until Congress takes action to designate specific wilderness areas.

Areas identified by the Bureau of Land Management as being of Critical Environmental Concern include:

- Trona Pinnacles
- Grimshaw Lake
- Amargosa River
- Salt Creek (Dumont)
- Clark Mountain
- New York Mountains
- Fort Piute
- Fort Soda
- Afton Canyon
- Eriophyllum
- Harper Dry Lake
- Mojave Fishhook
- Upper Johnson

- Soggy Dry Lake
- Big Morongo Canyon

In addition, the Bureau of Land Management has also designated the East Mojave National Scenic Area as an area of special concern.

Man-Made Resources

Transportation/Circulation

- Design road standards and maintain major thoroughfares to complement the surrounding environment appropriate to each geographic region.
- Establish a Modified Secondary Highway designation on freeway frontage roads along the I-15 freeway with half-widths of forty-four (44) and thirty (30) feet for the following highways.
 - Mariposa Road on the east side of I-15, from Palmdale Road/Seventh Street to Oak Hill Road.
 - Amargosa Road on the west side of I-15, from Palmdale Road to Phelan Road.
 - Caliente Road on the west side of I-15, from Joshua Street to Oak Hill Road.
- Develop and adequate but limited system of all-weather collector roads where demands for roads do not justify secondary or major highway designations.
- Reevaluate major and secondary highway designations in remote desert areas with a view to downgrading designations on roads with low traffic counts.
- At the discretion of the County Transportation Department, require the dedication of additional highway right-of-way in a new development where there is no predesignation on the General Plan circulation maps, on section lines, quarter section lines and sixteenth section lines as follows:
 - On section and quarter section lines, a forty (40) foot half-width shall be dedicated to the County.
 - On sixteenth section lines, a thirty (30) foot half-width shall be dedicated to the County.

Housing/Demographics

- Encourage the application of the Housing Incentive Programs to clustered development, (single family and multiple family), in the Desert areas.
- Discourage housing in the dry lakes of the Desert by disallowing General Plan bonus densities for residential development.
- Establish programs to prevent discrimination in housing in the Desert region.
- Study the options of infrastructure development in order to achieve a more logical and efficient use of available resources in the Desert.
- Explore the feasibility of expanding the supply of commercially and industrially zoned land in the Baker, Barstow and Victorville RSA's when adequate housing supply exists and is underutilized.

Land Use

- Permit minimum parcel sizes of 2 1/2 to 40 acres within Planned Development (PD) districts within former Desert Special Service Centers (DSSC's).

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BAKER SUB-REGIONAL PLANNING AREA (RSA 31)

The Baker Sub-region is part of the sparsely settled area of the Desert (see Fig. III-GG). Large tracts of land are in military installations (Fort Irwin and portions of the China Lake and Edwards Air Force Base facilities) or used for mining. Very little growth is expected to occur in the Baker area; the little growth that occurs is expected to be around existing communities of Newberry Springs, Searles Valley and Baker.

The lack of infrastructure facilities and delivery systems are major constraints to future development in this sub-region. Groundwater is available along the Mojave River but not in other areas; outlying housing developments rely on water haulers. All existing development is on septic systems and no sewers are expected to be added in the near future. Improved roads, even in the established communities, are limited to major highways only; most roads in outlying areas are unpaved. Development in the Baker Sub-region is further limited by the rugged terrain, the fragile nature of the desert ecosystem and the potential for flash floods especially in the low lying areas.

The Harvard/Newberry Springs area (see Figure III-29) is set aside as an individual planning area. This area which covers an area over 1,000 square miles shall be prefixed with the letters "HN" on the official General Plan maps. All other areas in the Baker sub-region shall be prefixed with the letters "BK."

Baker Sub-regional Policies/Actions

Man-made Resources

Housing/Demographics

The following methods of housing development and design shall be encouraged in the Desert area provided they are compatible with the rural character and desert environment:

- Single-wide mobilehome parks.
- Temporary dependent housing.

[Map III-GG](#)
[Regional Statistical Area 31](#)
[\(Click Here\)](#)

Figure III-29
Summary of Harvard/Newberry Springs Planning Area

General Location: Desert Region (RSA 31)

Specific Location: See Map III-HH

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC		
Agriculture	AG		
Rural Living	RL		
Single Residential	RS		
Multiple Residential	RM		
Office Commercial	CO		
Neighborhood Commercial	CN		
General Commercial	CG		
Service Commercial	CS		
Community Industrial	IC		
Regional Industrial	IR		
Planned Development	PD		
Institutional	IN		
Floodway	FW		

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

[Map III-HH](#)
[Newberry Springs/Harvard Planning Area](#)
[\(Click Here\)](#)

BARSTOW SUB-REGIONAL PLANNING AREA (RSA 32a)

Most of the future growth in the Barstow Sub-region is expected to occur in the incorporated City of Barstow itself and in Lenwood and other adjacent unincorporated communities. Map III-II depicts the location of the Barstow sub-regional planning area. The main constraint to development in this area is the threat of shortage of potable water. Water in the region comes from the Mojave River which is also the source for the rapidly growing cities of Victorville, Hesperia, Apple Valley and Adelanto. Many studies have concluded that the Mojave will not be adequate to serve the buildout population for all these communities if they are developed at currently planned densities. New water sources are currently being sought. The fragile desert ecosystem is also an environmental constraint that may limit future development.

The only planning area in the Barstow sub-regional planning area is the land area within the sphere of influence of the City of Barstow (see Map III-JJ). This planning area shall be prefixed with the letters "BR" on the official General Plan maps. All other areas within Barstow sub-regional planning area shall be prefixed with the letters "BT."

Barstow Sub-regional Policies/Actions

Man-made Resources

Housing/Demographics

The following methods of housing development and design shall be encouraged in the Desert area provided they are compatible with the rural character and desert environment:

- Single-wide mobilehome parks.
- Temporary dependent housing.

[Map III-II](#)
[Regional Statistical Area 32a](#)
[\(Click Here\)](#)

Figure III-30
Summary of Barstow Planning Area

General Location: Desert Region (RSA 32a)

Specific Location: See Map III-JJ

LAND USE DESIGNATIONS	ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC	
Agriculture	AG	
Rural Living	RL	
Single Residential	RS	
Multiple Residential	RM	
Office Commercial	CO	
Neighborhood Commercial	CN	
General Commercial	CG	
Service Commercial	CS	
Community Industrial	IC	
Regional Industrial	IR	
Planned Development	PD	
Institutional	IN	
Floodway	FW	

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

Special Policies

Sphere of influence policies (see Policies LU-9 and LU-10 in Section II-D) apply in this area.

[Map III-JJ](#)
[Barstow Sphere of Influence Planning Area](#)
[\(Click Here\)](#)

VICTOR VALLEY SUB-REGIONAL PLANNING AREA (RSA 32b)

The Victor Valley area has been one of the fastest growing areas in San Bernardino County since 1975. See Map III-KK which depicts the boundary of this sub-region. The focus of most of the growth has been the newly incorporated City of Hesperia and the Town of Apple Valley. Lucerne Valley remains relatively rural and sparsely developed. These areas and Phelan have few large blocks of privately-owned, undeveloped land. As other remaining areas are committed, these areas may be looked at as areas with development potential in the long term. Currently, there are little infrastructure facilities to support the potential buildout capacity of the area. Future growth in this area will be contingent on the acquisition of needed infrastructure facilities/public services. In addition, even without approving more subdivisions, there are thousands of vacant already created lots which have the potential to develop.

Population growth, desired lifestyle, water quality and supply, needed infrastructure facilities, services and the overall carrying capacity of the Desert are major issues that need to be addressed in this sub-region.

There are four incorporated cities in the Victor Valley sub-regional planning area. These are Adelanto, Apple Valley, Hesperia and Victorville. The spheres of influence of each of these cities are considered individual planning areas. Also, a detailed plan is being prepared for the community of Phelan. This community planning area is considered an individual planned area as well. In addition, the Summit Valley area, and the I-15/395 Corridor bounded by Interstate 15 on the East, Highway 395 on the West, Bear Valley Cutoff to the North and the California aqueduct to the South, are also considered individual planning areas. A large portion of Summit Valley is currently being studied for high density urban type development. The I-15/395 Corridor is within the sphere of influence of Hesperia but its unique characteristics in terms of location and accessibility make it suitable for high intensity quality development. The area is expected to be planned and developed as the gateway to the High Desert.

Listed below are prefixes for each of the planning areas in the Victor Valley sub-region. These prefixes shall be applied on the official General Plan maps for the applicable areas.

Planning Areas	Prefix	Planning Areas	Prefix
Adelanto sphere	AD	Phelan	PH
Apple Valley sphere	AV	Summit Valley	SV
Hesperia sphere	HP	Victorville sphere	VT
I-15/395	II	Other areas in the Mountain sub-region that are not within any of the Planning	VV
Lucerne Valley	LV	Areas listed above	

Figures III-31 through III-37 depict the planning areas listed above.

[Map III-KK](#)
[Regional Statistical Area 32b](#)
[\(Click Here\)](#)

Victor Valley Policies/Actions

Man-made Resources

Housing/Demographics

The following methods of housing development and design shall be encouraged in the Desert area provided they are compatible with the rural character and desert environment:

- Single-wide mobilehome parks.
- Temporary dependent housing.

Following are the profiles of each of these planning areas.

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Figure III-31
Summary of Adelanto Planning Area

General Location: Desert Region (RSA 32b)

Specific Location: See Map III-LL

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC		
Agriculture	AG		
Rural Living	RL		
Single Residential	RS		
Multiple Residential	RM		
Office Commercial	CO		
Neighborhood Commercial	CN		
General Commercial	CG		
Service Commercial	CS		
Community Industrial	IC		
Regional Industrial	IR		
Planned Development	PD		
Institutional	IN	60.6	
Floodway	FW		

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

Special Policies

Sphere of influence policies (see Policies LU-9 and LU-10 in Section II-D) apply in this area.

[Map III-LL](#)
[Adelanto Sphere of Influence Planning Area](#)
[\(Click Here\)](#)

Figure III-32
Summary of Apple Valley Planning Area

General Location: Desert Region (RSA 32b)

Specific Location: See Map III-MM

LAND USE DESIGNATIONS	ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC	
Agriculture	AG	
Rural Living	RL	
Single Residential	RS	
Multiple Residential	RM	
Office Commercial	CO	
Neighborhood Commercial	CN	
General Commercial	CG	
Service Commercial	CS	
Community Industrial	IC	
Regional Industrial	IR	
Planned Development	PD	
Institutional	IN	
Floodway	FW	

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

Special Policies

Sphere of influence policies (see Policies LU-9 and LU-10 in Section II-D) apply in this area.

[Map III-MM](#)
[Apple Valley Sphere of Influence Planning Area](#)
[\(Click Here\)](#)

Figure III-33
Summary of Hesperia Planning Area

General Location: Desert Region (RSA 32b)

Specific Location: See Map III-NN

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC		
Agriculture	AG		
Rural Living	RL		
Single Residential	RS		
Multiple Residential	RM		
Office Commercial	CO		
Neighborhood Commercial	CN		
General Commercial	CG		
Service Commercial	CS		
Community Industrial	IC		
Regional Industrial	IR		
Planned Development	PD		
Institutional	IN		
Floodway	FW		

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

Special Policies

Sphere of influence policies (see Policies LU-9 and LU-10 in Section II-D) apply in this area.

[Map III-NN](#)
[Hesperia Sphere of Influence Planning Area](#)
[\(Click Here\)](#)

Figure III-34
Summary of Victorville Planning Area

General Location: Desert Region (RSA 32b)

Specific Location: See Map III-OO

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC		
Agriculture	AG		
Rural Living	RL		
Single Residential	RS		
Multiple Residential	RM		
Office Commercial	CO		
Neighborhood Commercial	CN		
General Commercial	CG		
Service Commercial	CS		
Community Industrial	IC		
Regional Industrial	IR		
Planned Development	PD		
Institutional	IN		
Floodway	FW		

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

Special Policies

Sphere of influence policies (see Policies LU-9 and LU-10 in Section II-D) apply in this area.

[Map III-OO](#)
[Victorville Sphere of Influence Planning Area](#)
[\(Click Here\)](#)

Figure III-35
Summary of Phelan Planning Area

General Location: Desert Region (RSA 32b)

Specific Location: See Map III-PP

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC		
Agriculture	AG		
Rural Living	RL	78,538.0	
Single Residential	RS	4,103.0	
Multiple Residential	RM	445.0	
Office Commercial	CO	26.0	
Neighborhood Commercial	CN	99.0	
General Commercial	CG	534.0	
Service Commercial	CS	165.0	
Highway Commercial	CH		
Community Industrial	IC	778.0	
Regional Industrial	IR		
Planned Development	PD	349.0	
Institutional	IN	323.0	
Floodway	FW		

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

[Map III-PP](#)
[Phelan Planning Area](#)
[\(Click Here\)](#)

PHELAN AREA PLAN POLICIES/ACTIONS

Man-made Resources

Land Use/Growth Management

- PH/LU-1** Limit the maximum dwelling units per acre (du/ac) for residential development to six (6) which includes single family, multiple family, mobilehome and recreational vehicle parks and commercial lodgings, because the community values increased open space.
- PH/LU-2** Restrict the minimum residential lot size to one (1) acre, except for the RS-18M existing on October 1, 1990, to maintain open space and the rural atmosphere of the community.
- PH/LU-3** Provide for Salvage Operations and Concrete Batch Plants in the Community Industrial (IC) Official Land Use District located in Township 4N Range 7W Sections 9, 10, 15 and 16 (vicinity of the Phelan Landfill), subject to a Conditional Use Permit, because there is a need for these services. The full range of industrial uses available in the Regional Industrial (IR) district would not be consistent with the rural atmosphere of the community.
- PH/LU-4** Encourage the formation of a sewerage entity where commercial and industrial activity can support the cost of providing this capability.
- PH/LU-5** Limit the future expansion possibilities of the one (1) acre residential areas (RS-1) by establishing geographic boundaries as follows:
- A. Solano Road (north), Crystal Aire Road (west), Desert View Road (east) and the south side of Tamarack Road (south), as shown on the adopted Official Land Use Map (Pinon Hills area) adopted in November 1990.
 - B. State Highway 18 (south), Lebec/Azalea (west), Paramount (east) and South Street (north), as shown on the adopted Land Use Map (North Phelan area) adopted in November, 1990.
 - C. Portions of Township 4N Range 7W, Sections 14, 23, 24, 25, 26 and Township 4N Range 6W, Sections 17, 18 19 and 20, as shown on the adopted Land Use Map (Phelan area) adopted in November, 1990.

D. Portions of Township 5N Range 6W, Sections 35 and 36, and Township 4N Range 6W, Sections 1, 2, 11, and 12, as shown on the adopted Land Use Map (Baldy Mesa area) adopted in November, 1990.

PH/LU-6 Preserve scenic vistas where natural slope exceeds fifteen (15) percent by requiring building foundations for residential, non-residential and accessory structures to conform to the natural slope to ensure that rooflines do not eliminate or dominate the ridge lines.

PH/LU-7 Provide that residentially designated property of one (1) gross acre or larger can have a fence height of five (5) feet within the front and street side yards to provide for more complete utilization of the setback areas.

PH/LU-8 Permit a six (6) square foot advertising sign in the RC and RL Official Land Use Districts (OLUDs) to provide a nominal advertising capability for the sale of products grown onsite.

PH/LU-9 Do not permit Wholesale/Warehouse Services, with the exception of mini-storage subject to design criteria, Contract/Construction Services, Agricultural Support Services and Primary Signs in the CG OLUD to preserve an aesthetically more pleasing business atmosphere for the core commercial areas.

PH/LU-10 Permit kennels and captures on one (1) acre parcels in the IC OLUD to allow for this activity on reduced parcel sizes in a nonresidential area.

PH/LU-11 Restrict the maximum structure height allowed in the CO, CG, CH and CS OLUDs to 35 feet and in the IC district to 50 feet to preserve the rural character of the area.

PH/LU-12 Increase the minimum lot dimensions in the RS and RM OLUDs to 120 feet/120 feet to facilitate a more uniform lot pattern when parcels are subdivided to the one (1) acre minimum, and in the CS and IC OLUDs to maintain uniformity with other commercial districts.

PH/LU-13 Require the front and side street setbacks be 25 feet for every OLUD except PD and IN to preserve a more rural atmosphere. Require only a 10 feet side yard setback in the RS Official Land Use District because of the one (1) acre minimum parcel size.

- PH/LU-14** Provide for the minimum district size in the CN OLU to be 2.5 acres because that is the predominant parcel size within the plan boundaries.
- PH/LU-15** Permit multiple family units in the RM OLU, up to a maximum of four (4), without a Conditional Use Permit because the one (1) acre minimum parcel size has adequate area to accommodate that density without an increased level of review.
- PH/LU-16** The maximum number of parcels which may be created through the land division process shall be consistent with the OLU maximum density. In areas where topography exceeds 20% slope, additional criteria apply.
- A. To grade a level building pad, each new parcel must have a buildable site of at least 7000 square feet with a level pad area no smaller than 60 feet by 80 feet. The building envelope will not exceed a 20% slope.
 - B. In cases when the building envelope exceeds 20% slope, stepped house footings shall be employed to meet the contour of the existing terrain. Building grading will not be allowed except for the driveway and turn-around area for vehicles. The building envelope will not exceed a 40% slope.
 - C. To minimize hillside cuts and to preserve natural terrain, where slopes exceed 20%, parcels may be created with density transfers through the Planned Development process. Parcels thus created shall be no smaller than 70% of the OLU minimum. The building envelope must be at least 6000 square feet, with a minimum width of 60 feet.
 - D. In cases of density transfer, all parcels created which are larger than the OLU minimum will have deed restrictions placed upon them to preclude further subdivision.
- PH/LU-17** Planned Developments which utilize the density transfer provision will have a minimum parcel size no smaller than one half (1/2) the OLU minimum.
- PH/LU-18** The County Solid Waste Management Department shall initiate the process for selecting and permitting a new landfill site by June 1994 to meet the Phelan Area Plan's solid waste disposal requirements beyond the year 2000.

- PH/LU-19** The Solid Waste Management Department will conduct a waste characterization study of the Municipal Solid Waste disposed of at the Phelan Landfill. Based on this characterization, the county shall establish appropriate recycling facilities at the Landfill to achieve the year 1995 recycling goal of 25% and the year 2000 goal of 50% as mandated by AB 939.
- PH/LU-20** When specific storm water drainage or wastewater treatment system facilities are required in the future, construction will utilize the primary mitigation measure for storm water drainage facilities of designing and constructing the flood control channels to retain the natural channel bottom. This protects wildlife corridors and prevents loss of critical habitat in the region.

Natural Resources

Water

- PH/WA-1** Establish the minimum parcel size at five (5) acres in areas not served by a licensed water purveyor until such time as these lands are brought within the service boundaries of a licensed purveyor.
- PH/WA-2** Where Commercial/Industrial/Multiple Family Residential uses are required through the Conditional Use Permit process to have landscaped areas, a maximum of ten percent (10%) of the project parcel shall be retained in planted landscaped areas. Additional areas may include natural undeveloped and undisturbed areas that have sufficient native or compatible vegetation to promote a vegetated desert character and water conservation. All required vegetation shall be continuously maintained in a good condition. A landscape and irrigation plan shall be submitted and reviewed with any discretionary review request that proposes to install landscaping.

Open space areas which are not to be left in a natural state will be landscaped with plants and vegetation in compliance with landscaping standards listed below.

Landscaping Standards

Landscaping will consist of native or drought-tolerant plants capable of surviving the desert environment and climate with a minimum of maintenance and supplemental watering. A list of plants determined capable of meeting this criteria is available. Other plants may be considered on their merits in meeting this criteria. Determination of plant species suitability will be made upon submission of project plans.

Landscaping materials may also consist of wood timbers, decorative rock/boulders, sand, bark gravel, or a combination thereof; provided, however, that the majority of landscape materials shall consist of plants as set forth above.

Irrigation of required landscaped areas shall be by drip irrigation and matched precipitation rate, low-gallonage sprinkler heads, bubblers and timing devices. Timing devices should include soil moisture sensors.

No more than twenty-five percent (25%) of landscaped areas for multiple residential, commercial or industrial developments, shall be landscaped with lawn, turf or similar plant materials.

Lawn and turf shall be of low water-use types such as Tall Fescues, Hybrid Bermudas, Saint Augustine, Zoysia or any similar plants which are low water types.

- PH/WA-3** Encourage the adoption and implementation of a water conservation ordinance by each water service agency within the project area. The goal is to minimize water use and extend the date at which utilization of State Project Water is required.
- PH/WA-4** Require subdivisions within the project to have all common landscaping be xeriscape plants as determined by the County and the water supply agency during review of landscape plans.
- PH/WA-5** Encourage the use of ultra-low-flush (ULF) toilets in area with water supply limitations because their use at locations where septic tanks are acceptable can actually enhance septic tank operational efficiency.
- PH/WA-6** The County shall require use of drip irrigation systems or systems of equivalent efficiency for all landscaping at commercial and industrial facilities and all common areas of residential developments. The County shall encourage the use of similar systems on individual residential lots.
- PH/WA-7** The County shall encourage the use of pervious paving materials on all commercial, industrial and institutional parking areas, where feasible. Large parking areas should consider using landscape as depressions to receive and percolate runoff as an alternative.

- PH/WA-8** If a wastewater treatment system is developed for the project area, the County shall support a system which will reclaim the treated effluent and make it available for public or private landscape purposes.
- PH/WA-9** Encourage the retention of natural drainage areas unless such areas cannot carry flood flows without damage to structures or other facilities.
- PH/WA-10** Support water system charges (standby, availability or connection charges) that are sufficient to provide water system infrastructure to meet the population growth forecasted. Should growth actually exceed estimates, the County shall inform the public water supply agencies in the project area and recommend modification of fees to ensure that infrastructure facilities keep pace with growth related water demand.
- PH/WA-11** Encourage the construction of a water treatment plant within the project area and sharing of State Project Water.
- PH/WA-12** Require that water monitoring in wells beneath and downstream of the Phelan core area include periodic monitoring for pollutants released by subsurface water systems. This monitoring should be in addition to the Annual Water Quality Report.
- PH/WA-13** Encourage the Regional Water Board to conduct an investigation of the need and feasibility of installing a wastewater treatment plant and collection system in the Phelan core area.
- PH/WA-14** Require commercial or industrial operations with discharges other than standard domestic waste to submit a report for County and Regional Board review. This report shall identify non-domestic or industrial wastes contained in wastewater and shall quantitatively evaluate the potential for water quality impacts from the discharge.

Biological

- PH/BI-1** Encourage the retention of specimen sized Joshua Trees (as defined below) by requiring the Building Official to make a finding that no other reasonable siting alternative exists for the development of the land.

Specimen size trees are defined as meeting one or more of the following criteria:

- Circumference measurement equal to or greater than 50 inches measured at 4 feet from grade.
- Total tree height of 15 feet or greater.
- Trees possessing a bark-like trunk.
- A cluster of ten (10) or more individual trees, of any size, growing in close proximity to each other.

PH/BI-2 Development requiring Tract Maps or Conditional Use Permits within U. S. Fish and Wildlife Service Class 2 areas shall prepare and submit a focused biological resources survey. The survey information shall incorporate the full onsite and offsite survey recommended by U. S. Fish and Wildlife Service for a Class 2 habitat survey and shall be presented to the County for review and approval prior to issuance of any permit to disturb the ground at the project site.

PH/BI-3 Development requiring Tract Maps or Conditional Use Permits in the Class 3 habitat shall submit a clearance survey for the project site only, unless positive findings of tortoises or tortoise sign are discovered during the survey.

PH/BI-4 Should tortoise or tortoise sign be encountered onsite during construction, construction shall be halted until a qualified biologist can visit the site and conduct an onsite clearance survey. If further mitigation is required, the biologist shall identify the additional measure(s) and the applicant shall provide such mitigation prior to proceeding with the ground disturbing activity. When a tortoise is present, this shall include acquisition of a Section 10 (a) permit from the U. S. Fish and Wildlife Service.

PH/BI-5 The County shall support the preparation of a regional Habitat Conservation Plan (HCP) for the desert tortoise. This support shall be in the form of providing its fair share portion of the funding to develop desert tortoise HCP in cooperation with other local jurisdictions, the U. S. Fish and Wildlife Service, Department of Fish and Game and Bureau of Land Management. Funds may be obtained from developer fees in Class 1-3 tortoise habitat.

PH/BI-6 The County shall confer with wildlife and federal land management agencies regarding the need to prepare a regional Habitat Conservation Plan (HCP) for the Mojave Ground Squirrel. If an HCP is developed, the support shall be in the form of providing its fair share portion of the funding to develop a Mojave Ground Squirrel HCP in cooperation with other local jurisdictions and the Department of Fish

and Game and Bureau of Land Management. Funds may be obtained from the developer fees in areas north of Duncan Road.

Man-made Resources

Transportation/Circulation

PH/TC-1 The County shall program for implementation the road improvements necessary to maintain Level of Service (LOS) "C." Recommended improvements are identified in Tables 6, 7 and 8 (pages 8E 15 - 18) of the EIR along with potential time frames.

PH/TC-2 Improvement cost allocation for two types of improvements will be required: the improvements that are necessary to accommodate additional traffic from new development in the plan area and the improvements that will be required due to regional development and normal traffic growth. Sections of road that will be needed to fill in gaps in the circulation system will require financing by an area-wide program such as an improvement district or by such funding as might be allocated to the area in the County improvement programs. The County will identify the preferred approach and draft a program to fund the required improvements in sufficient time to meet the demand created by growth in the project area.

PH/TC-3 The County should implement a traffic evaluation and monitoring program as follows:

The following evaluation and monitoring program/criteria may be used to determine changes in the traffic level of service and the potential changes that may be caused by development within the project area. The program/ criteria outlines below may also be used as guidelines for evaluating traffic changes and the level of service on project area roads:

- A. Residential development of more than 100 units will require a cumulative traffic impact to ascertain the impact on the roadways and intersections affected by the proposed development.
- B. All medium sized residential developments (under 100 units but greater than 5) and small commercial developments (under 5,000 square feet) shall be reviewed to determine whether a traffic impact study, to determine the impact on immediately adjacent streets and adjacent intersections, is required.

- C. Commercial developments of more than 5,000 square feet shall be reviewed to determine whether a cumulative traffic impact study to determine the impact on the adjacent streets and intersections, as well as the roadways and intersections expected to be traveled to access the proposed site, is required.
- D. Signalized intersection mitigation may be required if a reduction of two or more levels of service is experienced when adding the development traffic to the intersection or as traffic increases. The signalized intersection "Level of Service," as defined in the 1985 Highway Capacity Manual, should not be reduced below LOS "C" by the operations method, considering only the major traffic movement.
- E. Unsignalized intersection mitigation may be required if the unsignalized intersection level of service, as defined in the 1985 Highway Capacity Manual, decreases one level of service to LOS "B" on the major, nonstopped street. Mitigation may also be required if the level of service on the minor, stopped street decreases two levels of service or drops below LOS "C" in accordance with the 1985 Highway Manual.
- F. When traffic reaches 3,000 vehicles or more per day, no-passing zones and centerlines should be marked on the two-lane highways. This would hold for existing roadways as long as adequate width is available on the existing two-lane roadway and accidents are minimal.

PH/TC-4 All residential tracts of more than 5 lots will provide paved access within the project.

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Figure III-36
Summary of I-15/395 Planning Area

General Location: Desert Region (RSA 32b)

Specific Location: See Map III-QQ

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC		
Agriculture	AG		
Rural Living	RL		
Single Residential	RS		
Multiple Residential	RM		
Office Commercial	CO		
Neighborhood Commercial	CN		
General Commercial	CG		
Service Commercial	CS		
Community Industrial	IC		
Regional Industrial	IR		
Planned Development	PD		
Institutional	IN		
Floodway	FW		

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

[Map III-QQ](#)
[I-15/395 Corridor Planning Area](#)
[\(Click Here\)](#)

Figure III-37
Summary of Summit Valley Planning Area

General Location: Desert Region (RSA 32b)

Specific Location: See Map III-RR

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC		
Agriculture	AG		
Rural Living	RL		
Single Residential	RS		
Multiple Residential	RM		
Office Commercial	CO		
Neighborhood Commercial	CN		
General Commercial	CG		
Service Commercial	CS		
Community Industrial	IC		
Regional Industrial	IR		
Planned Development	PD		
Institutional	IN		
Floodway	FW		

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

[Map III-RR](#)
[Summit Valley Planning Area](#)
[\(Click Here\)](#)

Figure III-37A
Summary of Lucerne Valley Planning Area

General Location: Desert Region (RSA 32b)

Specific Location: See Map III-RRa

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC		
Agriculture	AG		
Rural Living	RL		
Single Residential	RS		
Multiple Residential	RM		
Office Commercial	CO		
Neighborhood Commercial	CN		
Rural Commercial	CR	512	
Highway Commercial	CH		
General Commercial	CG		
Service Commercial	CS		
Community Industrial	IC		
Regional Industrial	IR		
Planned Development	PD		
Institutional	IN		
Floodway	FW		

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

[Map III-RRa](#)
[Lucerne Valley Planning Area](#)
[\(Click Here\)](#)

LUCERNE VALLEY AREA PLAN POLICIES/ACTIONS

Man-made Resources

Land Use/ Growth Management

LV/LU-1 Because the community of Lucerne Valley wants to remain economically viable, the following policies/actions will be implemented:

- a. Encourage orderly and balanced development along the Route 18 Corridor.
- b. Adjust the Official Land Use District designations where necessary to encourage infill of commercial and industrial uses.
- c. Maintain flexibility in land use designations to allow for optimal mix of commercial and/or industrial land uses.

LV/LU-2 Because the development of property with an intensity greater than residential generally involves more complete utilization of the parcel, irregular lot depths can be a detriment to development of adjoining properties. To counter this impact, the following policies/actions will be implemented:

- a. Adjust, where necessary, the rear lot boundaries of parcels which are created by future land divisions without creating an undue hardship on the property owner to provide consistency.
- b. Provide an easement for future right-of-way, paralleling Route 18 to provide access to rear of properties, and in addition a consistent boundary for future land subdivisions.

LV/LU-3 Because the community desires a safe and attractive commercial corridor, the following policies/actions will be implemented:

- a. Provide streetscape improvements, e.g. access, drainage, signage, among others, that will increase safety and attractiveness.
- b. Do not allow frontage roads along Route 18.

LV/LU-4 Because the community desires safe, affordable residential land which does not front on a busy state highway, the County will retain land adjacent to the Corridor that is in close proximity to its commercial and employment centers for primary residential uses.

LV/LU-5 Because the Rural Commercial Land Use District needs to be tailored to better meet the needs of the community of Lucerne Valley, the following policies/actions will be implemented to modify the LV/CR Land Use District:

- a. Provide for Manufacturing Operations I so that the light manufacturing uses which are or may be necessary in the future, and which are compatible with the commercial and residential uses in the district are allowed, subject to County staff review.
- b. Provide for Wholesale/Warehouse Operations I to enable the community to consider placement of compatible uses within this category in the LV/CR district, subject to staff review.
- c. Provide that Multiple Dwelling Units (duplex or triplex only: either attached or detached) - maximum: two (2) dwelling units per acre (2 du/ac) be permitted subject to a Department Review/Conditional Use Permit because the higher level of review is necessary to ensure compatibility with non-residential uses.
- d. Provide that Wholesale/Warehouse Services II uses be permitted subject to a Department Review/Conditional Use Permit because there is a need for this range of uses within the Corridor Plan area.
- e. Provide that Salvage Operations I uses be permitted subject to a Department Review/Conditional Use Permit because there is a need for this use within the Corridor Plan area.

LV/LU-6 Because the community desires to promote conservation of water, the following policies/actions will be implemented:

- a. Encourage the use of drip irrigation systems or systems of equivalent efficiency for all landscaping on residential lots.

- b. Encourage the use of pervious paving materials on commercial, industrial and institutional parking areas. Large parking areas should consider using landscape areas as depressions to receive and percolate runoff as an alternative.
- c. If a wastewater treatment system is developed for the project area, the Community shall support a system which will reclaim the treated effluent and make it available for public or private landscape purposes.

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Figure III-37B
Summary of Oak Hills Planning Area

General Location: Desert Region (RSA 32b)

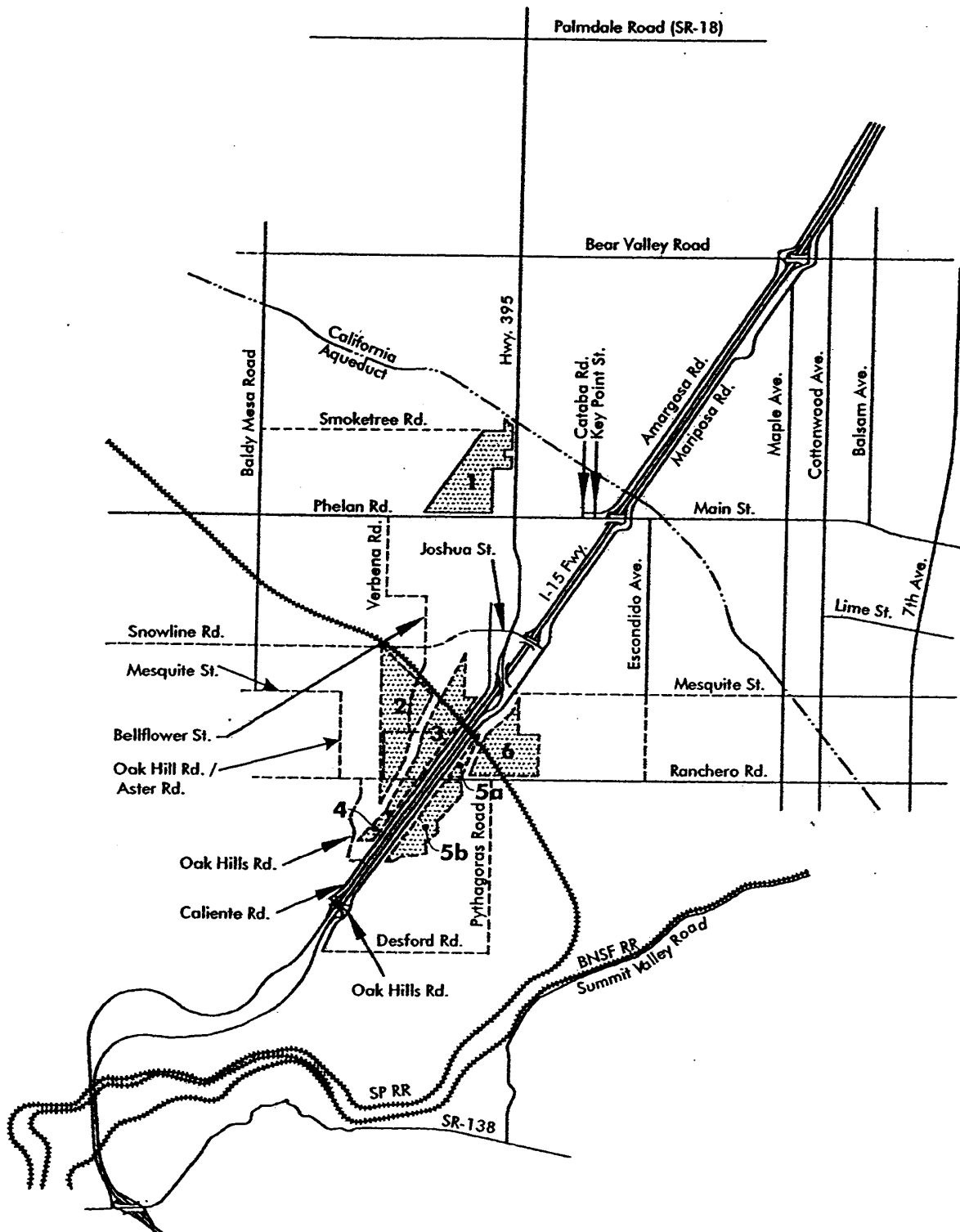
Specific Location: See Map III-RRb

LAND USE DESIGNATIONS	ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC	300
Agriculture	AG	0
Rural Living	RL	14,025
Single Residential	RS	565
Multiple Residential	RM	60
Office Commercial	CO	0
Neighborhood Commercial	CN	30
Rural Commercial	CR	0
Highway Commercial	CH	0
General Commercial	CG	293
Service Commercial	CS	595
Community Industrial	IC	40
Regional Industrial	IR	0
Planned Development	PD	650
Institutional	IN	635
Floodway	FW	593

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

[Map III-RRb](#)
[Oak Hills Planning Area](#)
[\(Click Here\)](#)

**Vicinity Map and Planning Areas as Identified in the
Oak Hills Community Plan Program Environmental Impact Report**



OAK HILLS AREA PLAN POLICIES/ACTIONS

Natural Resources

Biological

OH/BI-1 Encourage the retention of specimen sized Joshua Trees (as defined below) by requiring the building official to make a finding that no other reasonable siting alternative exists for the development of the land.

Specimen size trees are defined as meeting one or more of the following criteria:

- a. A circumference measurement equal to or greater than 50 inches measured at four feet from grade.
- b. Total tree height of 15 feet or greater.
- c. A cluster of ten (10) or more individual trees, of any size, growing in close proximity to each other.

Water

OH/WA-1 Encourage the implementation of a water conservation ordinance in order to minimize water use consumption.

OH/WA-2 Encourage the use of ultra-low-flush toilets because their use can conserve water and increase septic tank lifespan.

OH/WA-3 When specific storm drain or wastewater treatment facilities are required in the future, construction will utilize a design that retains the natural character of the drainage channel to the extent possible. This protects wildlife corridors and prevents loss of critical habitat in the region.

Man-made Resources

Wastewater

OH/WW-1 If a wastewater treatment facility is developed in the community, the City and County shall support a system that will reclaim the treated effluent and make it available for public or private landscape purposes.

Transportation/Circulation

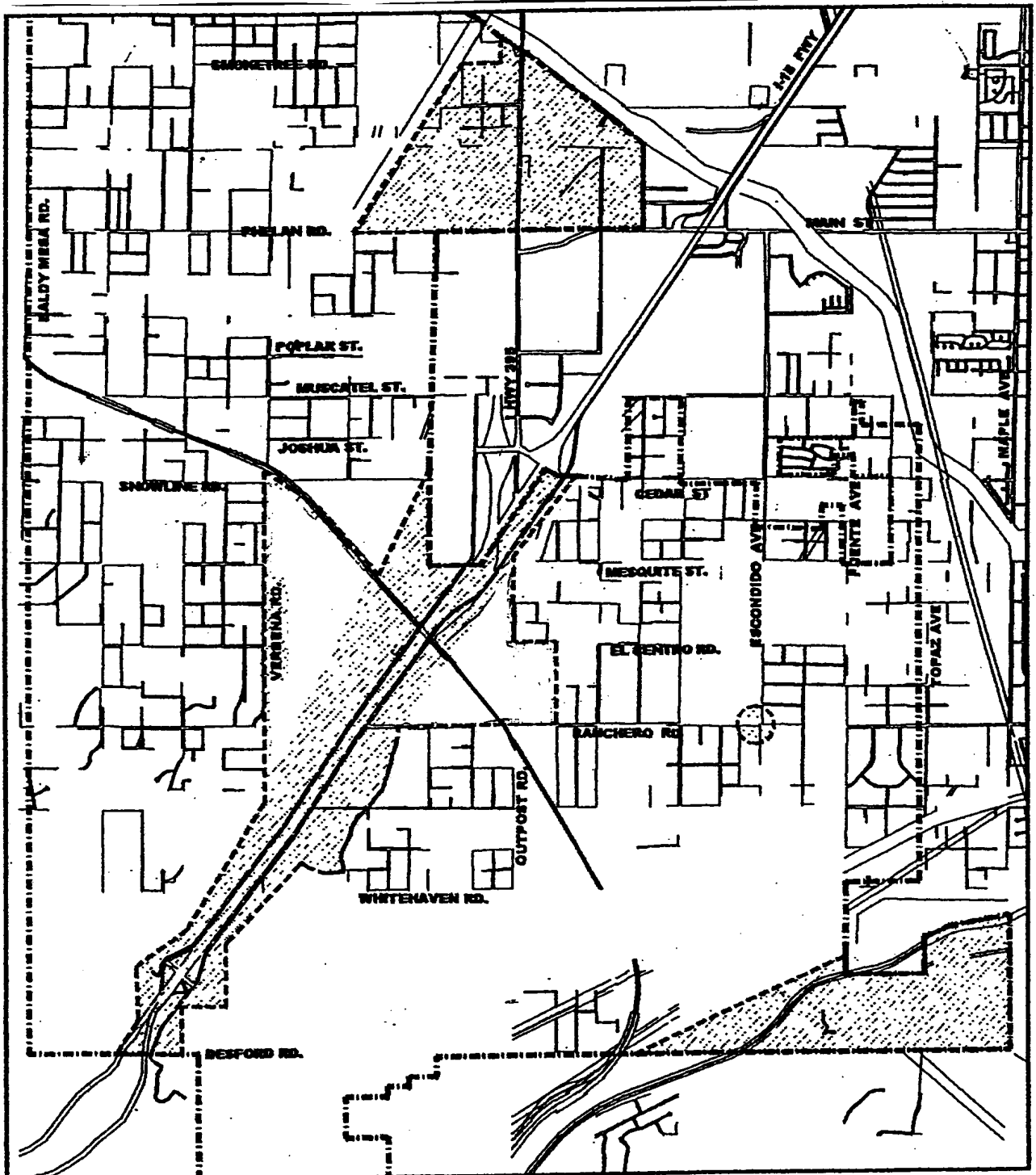
The following policies are intended to address circulation within the community:

- OH/TC-1** Adopt a Circulation Plan that provides an acceptable level of service for the current and anticipated land uses within Oak Hills.
- OH/TC-2** To the extent possible, coordinate City and County highway designations to eliminate conflicts and provide for safe and well-designed transitions when crossing jurisdictional boundaries, or when designing facilities in conjunction with State or Federal transportation authorities.
- OH/TC-3** The County shall set up a program for roadway improvements identified in Table 4.2-10 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the TIA which was approved by SANBAG on January 16, 2001. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6 (see map on page III-D3-37). This program can be incorporated into the County's Transportation Facilities Plan for Zone A and Zone B by updating that plan to include the costs described.
- OH/TC-4** The City shall set up a program for roadway improvements identified in Table 4.2-10 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the TIA which was approved by SANBAG on January 16, 2001. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6 (see map on page III-D3-37). This program shall be incorporated into the City's Circulation Element and implemented as planning areas 1 through 6 are developed through collection of developer fees. (Note: This policy is included because the Oak Hills Community Plan is a joint document between the County and the City of Hesperia.)
- OH/TC-5** Encourage the development of commercial and residential projects that incorporates limited access to arterial and secondary streets, in accordance with City and County circulation standards.

Land Use/Growth Management

- OH/LU-1** Provide opportunities for a variety of residential densities to accommodate rural and suburban lifestyles, as well as commercial and industrial uses, by establishing Land Use Designations that are consistent with the City's and County's General Plans and with the policies of the Planning Area.
- OH/LU-2** Limit the future expansion of higher density residential and commercial or industrial land uses by establishing geographic boundaries as follows:
- a. West side: The Oro Grande Wash to the existing City limits (west boundary), the freeway (east boundary). In addition, the area north of Main Street/Phelan Road, and east of the powerline easement, as well as the intersection of Phelan Road and Baldy Mesa Road.
 - b. East side: Desford Road (south boundary) the Oro Grande Wash (east boundary). Existing City limits (north boundary), and the freeway (west boundary). In addition, the intersection of Ranchero Road and Escondido Avenue.
 - c. Summit Valley: Santa Fe Railroad (north and west boundary), existing limits of CSA 70 J (east and south boundary) Note: This area is located on the east side of Oak Hills but has access only from Hesperia via Summit Valley Road.
- OH/LU-3** Restrict the minimum residential lot size to two and one-half acres, except for areas within the boundaries specified in OH/LU-2.
- OH/LU-4** Preserve scenic vistas where natural slope exceeds fifteen (15) percent by requiring building foundations for residential structures to conform to the natural slope to ensure that rooflines do not eliminate or dominate the ridge lines.

Map for Policy OH/LU-2



**LIMITS OF HIGHER DENSITY
RESIDENTIAL AND COMMERCIAL/
INDUSTRIAL DEVELOPMENT**

- OH/LU-5** The maximum number of parcels which may be created through the land division process shall be consistent with the Planning Area designation maximum density. In areas where topography exceeds 15% slope, additional criteria apply.
- a. To grade a level building pad, each new parcel must have a buildable site of at least 7000 square feet; with a level pad area no smaller than 60 feet by 80 feet. The building envelope will not exceed a 20% slope.
 - b. In cases when the building envelope exceeds 20% slope, stepped house footings shall be employed to meet the contour of the existing terrain. Building grading will not be allowed except for the driveway and turnaround areas for vehicles. The building envelope will not exceed a 40% slope.
 - c. To minimize hillside cuts and to preserve natural terrain, where slopes exceed 20%, parcels may be created with density transfers through the specific plan or planned development process. Parcels thus created shall be no smaller than 70% of the land use designation minimum. The overall density of the area shall not exceed that designated by the land use designation. The building envelope must be at least 6000 square feet, with a minimum width of 60 feet.
 - d. In cases of density transfer, all parcels created which are larger than the Land Use Designation minimum or those created to preserve open space shall have deed restrictions placed upon them to preclude further subdivision.
- OH/LU-6** Within single-family residential areas, preserve entitlements for recreational equestrian and animal uses.
- OH/LU-7** Transitional buffers between different land uses or development projects may consist of, but shall not be limited to the following:
- a. Transitional density buffers consisting of larger lot sizes shall be provided at the periphery of new residential subdivisions to create a density transition between the new subdivision and adjacent residential land uses of lesser density.
- The additional lot area required to create the buffer at the periphery of the new subdivision shall be based upon the planned density of the abutting land, or, in the case where subdivisions exist adjacent to the proposal, the density of the existing subdivision. The transition buffer must equal 0.5 times

the lot size of the lower density lot. (2 1/2 ac. to 1 ac. = transition lots of 1.25 ac.)

b. Where the proposed uses include commercial or industrial facilities, transitional buffers may also include:

- Increased building setbacks incorporating earthen berms and appropriate landscaping.
- Streets separating the different land uses, where appropriate.
- Solid barrier hardscape treatments such as decorative walls.
- Trails and pedestrian circulation areas.

OH/LU-8 Density bonuses shall be as provided in Government Code Section 65915, or as subsequently amended by the State. The maximum bonus density will be equal to the minimum allowed by law.

OH/LU-9 Discourage linear development of commercial development of shallow depth along streets when it can be shown that it impairs traffic flow or detracts from the aesthetic enjoyment of the surroundings, or it can be demonstrated the equally effective services can be provided in an alternate configuration. Such development should be encouraged at intersections of arterial or secondary streets.

Community Character

The following additional land use policies reflect the desire to establish the character of Oak Hills through the physical development of the community:

OH/LU-10 Where new developments are approved within the community, encourage the use of the Oak Hills community theme when establishing names and constructing signage and entry monuments for commercial or residential tract developments.

OH/LU-11 Require the use of customized street signs that feature the Oak Hills logo, within new residential subdivisions, or in conjunction with new commercial or industrial developments.

OH/LU-12 The City and County shall sponsor the use of community entry signs along major roadways into Oak Hills.

- OH/LU-13** When population levels warrant, the City and County shall support the establishment of a Post Office and Zip Code to provide postal identification to the residents and businesses of Oak Hills.
- OH/LU-14** Street lighting in rural areas shall be limited to intersections and places where lighting is necessary to ensure public safety.
- OH/LU-15** Require that lighting for new development be designed to minimize glare on adjacent properties.
- OH/LU-16** Where commercial, industrial or multi-family residential uses are required to have landscaped areas, a maximum of 10% of the project parcel shall be retained in planted landscaped areas. Additional areas may include natural undeveloped and undisturbed areas that have sufficient native or compatible vegetation to promote a vegetated desert character and water conservation. All required vegetation shall be continuously maintained in good condition. A landscape and irrigation plan shall be submitted and reviewed with any discretionary review request that proposes to install landscaping.

Open space areas which are not to be left in a natural state will be landscaped with plants and vegetation in compliance with landscaping standards listed below:

- a. Landscaping will consist of native or drought resistant plants capable of surviving the desert environment and climate with a minimum of maintenance and supplemental watering. A list of plants determined capable of meeting this criteria is available. Other plants may be considered on their merits in meeting this criteria. Determination of plant species suitability will be made upon submission of landscaping plans.
- b. Landscaping materials may consist of wood timbers, decorative rocks/boulders, sand, gravel, or a combination thereof; provided, however, that the majority of landscape materials shall consist of plants as set forth above.
- c. Irrigation of required landscaped areas shall be by drip irrigation and matched precipitation rate, low gallonage sprinkler heads, bubblers, and timing devices. Timing devices should include soil moisture sensors.
- d. No more than 25% of landscaped areas for multiple family residential, commercial, or industrial developments, shall be landscaped with lawn, turf, or similar plant materials.

- e. Lawn and turf shall be for low water use types such as Tall Fescue, Hybrid Bermudas, Saint Augustine, Zoysia, or any similar plants which are low water types.

OH/LU-17 Require subdivisions within the Planning Area to have all common landscaping consisting of xeriscape plant materials.

Public Facilities

The following additional land use policies are intended to address the need for public facilities in the community:

OH/LU-18 Designate and protect land for public services to serve the needs of the community for schools, parks, community facilities, open space, utilities and infrastructure.

OH/LU-19 Coordinate land use planning with infrastructure provision and planning, to ensure adequate, convenient, and efficient provision of support services as development occurs, funded by those who benefit.

OH/LU-20 Through the development review process, evaluate each development proposal based upon impacts on public services and infrastructure, and approve development only when the development provides the infrastructure needed to support it, or when such infrastructure is otherwise assured. In review of large developments, ensure that development is phased with respect to adequate provision of infrastructure at the time of occupancy.

OH/LU-21 Approve zoning and General Plan changes only when adequate services exist or are assured through the proposed development.

OH/LU-22 Coordinate land use planning efforts with planning programs of service providers, including, but not limited to fire, water and sewer, school, recreation and park, gas, electric, police, library, public works (roads and drainage) and community services.

OH/LU-23 Encourage joint use of public facilities wherever possible, as in shared school/park facilities, shared utility/trail easements, and shared school/library facilities.

OH/LU-24 Assist the Hesperia Unified School District and Snowline Unified School District in obtaining needed financing for new school construction necessitated by new development, and consider school facility capacity in evaluating any land use approvals.

Land Use Districts

The following additional land use policies are intended to address the need for flexibility with the mapped delineation of land use districts:

OH/LU-25 Because land use district boundaries are normally parcel specific and because detailed surveys of the drainage/flood areas and power line and other institutional land uses are not presently available for precise delineation of these boundaries within the Planning Area, the following policies/actions shall be implemented:

- a. Where a detailed drainage report demonstrates that parcels or portions of parcels within the Floodway Land Use District should not be restricted by the limitations of the Floodway designation, the boundary between the Floodway and the adjacent land use district shall be interpreted to be consistent with such report.
- b. The boundaries of the Institutional Land Use District are intended to match the rights-of-way or easements for public utilities and interstate transportation corridors within the Planning Area.

MORONGO BASIN SUB-REGIONAL PLANNING AREA (RSA 33)

Morongo Basin sub-region is generally referred to as the South Desert. Map III-SS depicts the boundary of this sub-region. This sub-region includes the unincorporated communities of Morongo Valley, Yucca Valley and Joshua Tree and the incorporated City of Twentynine Palms. Community plans have been prepared and adopted for these four communities (see Figures III-39 through III-42) and the four communities are thus considered individual planning areas. A portion of the Twentynine Palms community planning area was incorporated and became the City of Twentynine Palms in 1988. The sphere of influence of the newly incorporated city, although completely within the Twentynine Palms community planning area (see Map III-TT), is considered an individual planning area.

The major constraint is the finite ground water supply. Theoretically, this sub-region could accommodate up to 102,000 residential units, but the absence of infrastructure facilities and the carrying capacity of existing water sources may significantly limit future development in this sub-region. The State Department of Health has continuously expressed concerns over the quality of water in Morongo Valley and Yucca Valley. Also, the fluoride and mineral salt contents of the water in the Twentynine Palms area are being monitored by health officials.

One other major constraint to future development in the South Desert is limited accessibility; access to the area is limited to Highway 62 (Twentynine Palms Highway) and Highway 247 (Old Woman Springs Road). Most of the collector roads in this sub-region are unpaved. Major investment on transportation facilities may therefore be required to support future development in this area.

Listed below are prefixes for each of the planning areas in the Morongo Basin sub-region. These prefixes shall be applied on the official General Plan maps for the applicable areas.

Planning Areas	Prefix	Planning Areas	Prefix
Twentynine Palms sphere	TC	Twentynine Palms Community Plan	TP
Morongo Valley	MV	Yucca Valley	YV
Joshua Tree	JT	Other Areas in Morongo Basin sub-region that not within any of the planning areas listed above.	MB

[Map III-SS](#)
[Regional Statistical Area 33](#)
[\(Click Here\)](#)

Morongo Basin Sub-regional Policies/Actions

Man-made Resources

Housing/Demographics

The following methods of housing development and design shall be encouraged in the Desert area provided they are compatible with the rural character and desert environment:

- Single-wide mobilehome parks.
- Temporary dependent housing.

Following are profiles of each of these planning area.

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Figure III-38
Summary of Twentynine Palms (Sphere) Planning Area

General Location: Twentynine Palms (RSA 33) **Specific Location:** See Map III-TT

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC	160,847.0	
Agriculture	AG		
Rural Living	RL	46,011.0	
Single Residential	RS	1.0	
Multiple Residential	RM	1.0	
Office Commercial	CO		
Neighborhood Commercial	CN		
General Commercial	CG		
Service Commercial	CS	33.0	
Community Industrial	IC		
Regional Industrial	IR		
Planned Development	PD		
Institutional	IN	302.0	
Floodway	FW	834.0	

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

Special Policies

Sphere of influence policies (see Policies LU-9 and LU-10 in Section II-D) apply in this area.

[Map III-TT](#)
[Twentynine Palms Sphere of Influence Planning Area](#)
[\(Click Here\)](#)

Figure III-39
Summary of Joshua Tree Planning Area

General Location: Morongo Basin (RSA 33)

Specific Location: See Map III-UU

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC	8,120.0	
Agriculture	AG		
Rural Living	RL	34,740.0	
Single Residential	RS	8,833.0	
Multiple Residential	RM	989.0	
Office Commercial	CO	64.0	
Neighborhood Commercial	CN	33.0	
General Commercial	CG	359.0	
Service Commercial	CS	88.0	
Community Industrial	IC	350.0	
Regional Industrial	IR		
Planned Development	PD		
Institutional	IN	261.0	
Floodway	FW	128.0	

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

[Map III-UU](#)
[Joshua Tree Planning Area](#)
[\(Click Here\)](#)

Joshua Tree Policies/Actions

Natural Resources

Open Space/Recreation/Scenic

- Protect and improve the scenic environment adjacent to the designated scenic routes.
- Minimize hillside grading.
- Screen all outside storage.
- Minimize the amount of vegetation removal.

Man-made Resources

Land Use/Growth Management

- Locate high density residential development near principal transit routes and major thoroughfares.
- Discourage extensions of urban uses into areas where services and facilities are not available.
- Allow residential subdivision under one dwelling unit per 2-1/2 acres, only where there are adequate public services.
- Require all residential subdivisions of less than 2-1/2 acre lot sizes to meet all standard requirements such as paved streets and full utilities.
- Allow a range of residential lot sizes from 8,000 square feet to one (1) acre in size in the urban areas.
- Locate public services and facilities in a manner so as to encourage urban development in and/or around Twentynine Palms Highway, north of Alta Loma Drive, the proposed College/Panorama Heights Area, the hospital, the downtown core and the Sunfair area.
- Discourage the extension or promotion of strip commercial development patterns by providing cluster development alternatives.

- Provide for the development of community and regional shopping areas on large parcels where services and adequate vehicular access is present or planned.
- Encourage commercial land uses near or at intersections of the arterial streets entering Twentynine Palms Highway.
- Establish standards for development of commercial areas.
- Where appropriate, locate neighborhood centers at or near the intersection of arterial streets.
- Establish new neighborhood centers in residential and rural areas as the need exists, under the provisions of the General Plan.
- Whenever possible, utilize the more restrictive Commercial Land Use Districts as a transitional buffer between Commercial and Residential uses.
- Locate Commercial Districts in areas that divert commercial traffic away from residential streets.
- General Commercial Districts should not be within a frontage of an existing occupied residential block.
- Limit vehicular access to Twentynine Palms Highway by requiring driveways to be combined and spaced in accordance with accepted traffic engineering practices.
- New industrial development shall be compatible with the desert environment and surrounding land uses.
- Prohibit industrial uses with excessive water requirements.
- Establish industrial areas in close proximity to commercial or residential districts with sites containing sufficient land area to allow for substantial setbacks, buffering or other screening methods.
- The traffic load on Twentynine Palms Highway should be minimized. This may be accomplished by:
 - Minimizing the number of additional streets and direct access points to the Twentynine Palms Highway.

- Providing for additional alternative routes in the community by which local traffic, depending on Twentynine Palms Highway, may be reduced.
- Paving Alta Loma to connect with the community of Yucca Valley.

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Figure III-40
Summary of Morongo Valley Planning Area

General Location: Morongo Basin (RSA 33)

Specific Location: See Map III-VV

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC	17,645.0	
Agriculture	AG		
Rural Living	RL	6,426.0	
Single Residential	RS	962.0	
Multiple Residential	RM	203.0	
Office Commercial	CO	14.0	
Neighborhood Commercial	CN	28.0	
General Commercial	CG	127.0	
Service Commercial	CS	0.7	
Community Industrial	IC		
Regional Industrial	IR		
Planned Development	PD		
Institutional	IN	266.0	
Floodway	FW	128.0	

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

[Map III-VV](#)
[Morongo Valley Planning Area](#)
[\(Click Here\)](#)

Morongo Valley Policies/actions

Natural Resources

Water

Because Morongo Valley is dependent on its underlying groundwater basin for both domestic water supplies and maintenance of surface flows and groundwater availability for the oasis at Big Morongo Canyon Pre-serve; because the Big Morongo Canyon Preserve provides valuable and irreplaceable habitat for plants and wildlife, including endangered species; and because Morongo Valley has no other sources of water than its groundwater; the County shall:

- Design and implement a groundwater monitoring program for Morongo Valley to monitor groundwater levels and quality for the long-term protection of water for domestic uses and biological resources in the Big Morongo Canyon Preserve.
- The program shall be prepared in consultation with representatives of the Nature Conservancy, the Bureau of Land Management, Southern California Water Company, Morongo Valley Community Services District, County Service Area 70, County Departments of Environmental Health Services and Land Management, County Flood Control District and the community.
- The program shall be designed to establish a baseline condition and current trend of groundwater in the basin. The design shall include recommendations for the establishment, operation, funding and administration of the monitoring program. The design shall include a schedule and budget for all phases of the program from establishment through continued operation.
- Design of the monitoring program shall begin immediately, and implementation of the program shall be accomplished as soon as feasible once the program design is completed.

Should the data from the groundwater monitoring program indicate depletion of groundwater levels below that determined in the program design to be necessary to sustain both domestic uses and the oasis, the County will decline to issue building permits for projects that will further affect the groundwater resources in the valley, unless and until, an adequate groundwater mitigation strategy (e.g., alternative water supply, conservation, groundwater recharge, conjunctive use, etc.) has been implemented.

Man-made Resources

Land Use/Growth Management

- The Board of Supervisors determines that the major commercial areas shall be established in the urbanized cores. This can be accomplished by encouraging General Commercial land uses near or at the intersections of the arterial streets entering Twentynine Palms Highway and prohibiting highway strip commercial development beyond the urbanized community core areas.
- Allow increased urban densities contingent upon the provision of adequate roads and services within the Palm Wells neighborhood core area in Section 14. Allow incremental urban expansion north of the existing mobile home park in portions of Section 22 and 23 of the Palm Wells area at such time as adequate public services can be provided and flood control problems mitigated.
- Sufficient land for commercial shopping facilities needs to be allocated in a manner that will enhance the rural community character. This may be accomplished by utilizing General Neighborhood and Office Commercial Districts in the Covington Park and Palm Wells core areas and allowing small neighborhood commercial centers in residential and rural areas of the community.

Figure III-41
Summary of Twentynine Palms Planning Area

General Location: Morongo Basin (RSA 33)

Specific Location: See Map III-WW

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC		
Agriculture	AG		
Rural Living	RL		
Single Residential	RS		
Multiple Residential	RM		
Office Commercial	CO		
Neighborhood Commercial	CN		
General Commercial	CG		
Service Commercial	CS		
Community Industrial	IC		
Regional Industrial	IR		
Planned Development	PD		
Institutional	IN		
Floodway	FW		

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

[Map III-WW](#)
[Twentynine Palms Planning Area](#)
[\(Click Here\)](#)

Twentynine Palms Policies/Actions

Natural Hazards

Wind and Erosion

- Soil conservation and stabilization techniques and requirements should be observed for all types of development and at all stages of development.
- Require prompt revegetation of land disturbed during construction.
- Encourage desert windbreaks at appropriate locations prior to extensive clearing of land for all uses.
- Encourage minimal clearance of desert vegetation.
- Adopt a Community Standard which primarily restricts agricultural uses to those required for domestic, onsite family use, as opposed to commercial production.

Natural Resources

Water

- Limit new high-water consumption uses by restricting such uses in the land use districts.
- Require use of drought resistant landscaping and water-efficient irrigation systems for new development in the Plan area.
- Encourage use of nonpotable water for agricultural and industrial uses.
- Adopt a Community Standard limiting use of land for growing of alfalfa or other irrigated forage crops to that required to support domestic livestock for onsite family use only.

Open Space/Recreation/Scenic

- Assess and evaluate health and safety constraints and scenic re-source impacts of potential residential development.
- Identify and designate for **permanent open space** those areas which have unstable soils, steep terrain, fault or flood hazards, and noise impacts.

- The County shall establish Resource Conservation or another appropriate land use designation to preserve scenic open space in the following locations: Campbell Hills, Harmony Acres, Chocolate Drop, Indian Cove, Sugar Bowl, and adjacent to Joshua Tree National Monument.
- Designate areas for low density residential and rural development which have limited access to urban services.

Man-made Resources

Transportation/Circulation

- Require dedication of access rights on major and secondary arterials.
- Minimize curb cuts, cross street traffic and encourage signalization on Highway 62.

Land Use/Growth Management

- Limit the locations of commercial land to that required to meet local residential and limited tourist needs.
- Prohibit commercial development along the access roads into Joshua Tree National Monument for a minimum distance of one (1 mile).
- Designate the CN Land Use District for neighborhood commercial uses within residential areas, with spacing of at least one-half mile between neighborhood commercial areas.
- Allow convenience/support commercial uses along State Highway 62 to serve the traveling public.

Figure III-42
Summary of Yucca Valley Planning Area

General Location: Morongo Basin (RSA 33)

Specific Location: See Map III-XX

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC	5,188.0	
Agriculture	AG		
Rural Living	RL	20,657.0	
Single Residential	RS	13,311.0	
Multiple Residential	RM	1,154.0	
Office Commercial	CO	51.0	
Neighborhood Commercial	CN	77.0	
General Commercial	CG	604.0	
Service Commercial	CS	95.0	
Community Industrial	IC		
Regional Industrial	IR		
Planned Development	PD	34.0	
Institutional	IN	129.0	
Floodway	FW	85.0	

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

[Map III-XX](#)
[Yucca Valley Planning Area](#)
[\(Click Here\)](#)

Yucca Valley Policies/Actions

Natural Resources

Open Space/Recreation/Scenic

- Minimize hillside grading.
- Prohibit offsite advertising signs within the scenic corridor.
- Limit the size, height and number of on-premises signs to those necessary for identification purposes.
- Screen all outside storage.
- Minimize the amount of vegetation removal.

Man-made Resources

Transportation/Circulation

- The Board of Supervisors determines that the traffic load on Twenty-nine Palms Highway should be minimized. This may be accomplished by minimizing the number of additional streets and direct access points to the Twentynine Palms Highway, providing for additional alternative routes in the community by which local traffic, depending on Twenty-nine Palms Highway, may be reduced, and by paving Yucca Trail to connect with the community of Joshua Tree.

Land Use/Growth Management

- Establish residential lots between two and one-half (2-1/2) and five (5) acres in the mesa and southerly areas of the community.
- Require large lots in the hill and steep slope areas.
- Provide sufficient land for regional, community and neighborhood shopping facilities to serve the projected needs of the community and the Morongo Basin sub-region. This may be accomplished by establishing areas for Service Commercial in the vicinity of Twentynine Palms Highway and Old Woman Springs Road; establishing General Commercial areas to adequately serve the commercial needs of the community; and where appropriate, buffer heavy commercial uses with Neighborhood and Office Commercial uses.

- The Board of Supervisors further determines that convenience shopping facilities should be provided in appropriate locations to serve the needs of the neighborhood areas. This may be accomplished by locating neighborhood centers at the intersection of arterial streets and establishing convenience commercial centers in residential neighborhoods when necessary.
- The Board of Supervisors further determines that further extensions of highway strip commercial development should be discouraged. This can be accomplished by encouraging community commercial land uses near or at the intersections of the arterial streets entering Twenty-nine Palms Highway and Old Woman Springs Road and by prohibiting highway strip commercial development beyond the urbanized community core area.
- Prohibit industrial uses with excessive water requirement.

LOWER COLORADO RIVER SUB-REGIONAL PLANNING (RSA 34)

This sub-region (see Map III-YY) is currently sparsely developed; the area is predominantly a resort, recreational and retirement community. The area's population increases significantly during the summer months and holidays.

The lack of infrastructure facilities in the area is the major constraint to development. There are no sewers, and although water supply is predicted to be adequate for future demand, there have been concerns over the high mineral contents of the area's water. Also, the existing circulation system often shows traces of congestion on holidays and summer weekends.

The City of Needles is the only incorporated city in this sub-region. The sphere of influence of the city (see Map III-ZZ) is considered an individual planning area. Land area within Needles sphere is prefixed with letters "ND" on the General Plan maps. All other areas in the sub-region are prefixed with the letters "CR."

Lower Colorado River Policies/Actions

Housing/Demographics

The following innovative methods of housing development and design shall be encouraged in the Desert area provided they are compatible with the rural character and desert environment:

- Single wide mobilehome parks.
- Temporary dependent housing.

[Map III-YY](#)
[Regional Statistical Area 34 Planning Area](#)
[\(Click Here\)](#)

Figure III-43
Summary of Needles (Sphere) Planning Area

General Location: Lower Colorado River (RSA 34) **Specific Location:** See Map III-ZZ

LAND USE DESIGNATIONS	ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC	
Agriculture	AG	
Rural Living	RL	
Single Residential	RS	
Multiple Residential	RM	
Office Commercial	CO	
Neighborhood Commercial	CN	
General Commercial	CG	
Service Commercial	CS	
Community Industrial	IC	
Regional Industrial	IR	
Planned Development	PD	
Institutional	IN	
Floodway	FW	

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

Special Policies

Sphere of influence policies (see Policies LU-9 and LU-10 in Section II-D) apply in this area.

[Map III-ZZ](#)
[Needles Sphere of Influence Planning Area](#)
[\(Click Here\)](#)

E. SPECIFIC PLANS

Specific plans are prepared from time to time to provide systematic implementation of the General Plan for distinct areas within the County or to provide special comprehensive planning studies for these areas. Specific plans establish their own unique regulations relative to land use, permitted uses and development standards throughout the areas within each plan's boundaries.

Listed below are prefixes for each of the specific plan areas in the County. These prefixes shall be applied to the applicable area on the official General Plan maps:

Specific Plan Areas	Prefix	Specific Plan Areas	Prefix
Agua Mansa Industrial Corridor	AM		
Kaiser Commerce Center	KC		

[Map III-AAA](#)
[Agua Mansa Industrial Specific Plan Area](#)
[\(Click Here\)](#)

[Map III-BBB](#)
[Kaiser Commerce Center Specific Plan Area](#)
[\(Click Here\)](#)

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